



City of Seattle

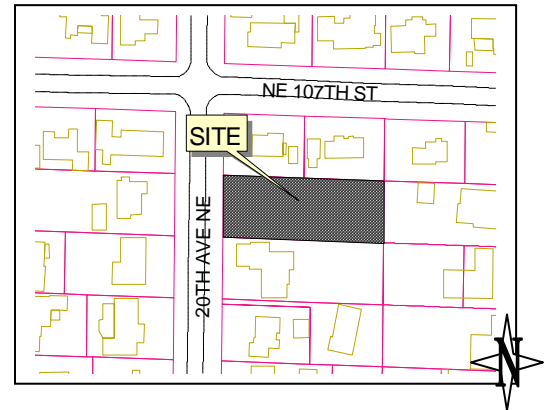
Gregory J. Nickels, Mayor

Department of Planning and Development

Diane M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 3003876
Applicant Name: Chris Rongve
Address of Proposal: 10548 20th Avenue NE



SUMMARY OF PROPOSED ACTION

Land Use Permit to subdivide one parcel into two parcels of land. The proposed parcel sizes are: A) 7,247 sq. ft. and B) 7,750 sq. ft. The existing single family residence will remain and the shed will be removed.

The following approval is required:

Short Subdivision - to subdivide one existing parcel into two parcels.
(Chapter 23.24, Seattle Municipal Code).

SEPA DETERMINATION: ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS

☐ DNS with conditions

☐ DNS involving non-exempt grading or demolition or
involving another agency with jurisdiction.

BACKGROUND DATA

Site Description

The subject site is a rectangular shaped lot with a lot area of 14,497 square feet. The site gradually slopes down from west to east and is zoned Single-Family 7200 (SF 7200). 20th Avenue NE abuts to the west of the site and is improved with an asphalt surface.

Surrounding Area Description

The surrounding areas are zoned SF 7200 and primarily developed with a variety of single-family structures.

Public Comments

The application was deemed complete on February 15, 2006 and notice of application was sent on March 2, 2006. The 14 day public comment period ended on March 15, 2006 with no public comments.

ANALYSIS – SHORT SUBDIVISION

Pursuant to SMC 23.24.040, the Director shall, after conferring with appropriate officials, use the following criteria to determine whether to grant, condition or deny a short plat:

1. *Conformance to the applicable Land Use Code provisions;*
2. *Adequacy of access for vehicles, utilities and fire protection, as provided in Section 23.53.005;*
3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*
4. *Whether the public use and interests are served by permitting the proposed division of land;*
5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions in environmentally critical areas;*
6. *Is designed to maximize the retention of existing trees.*

Analysis

Based on information provided by the applicant, referral comments as appropriate from DPD, Fire Departments (SFD), and review by the Land Use Planner, the above cited criteria have been met subject to the conditions imposed at the end of this decision. Seattle City Light has reviewed the proposal to ensure the proposed parcels will have electrical facilities and service. The lots to be created by this short subdivision will meet all minimum standards or applicable exceptions as set forth in the Land Use Code, and are consistent with applicable development standards. As conditioned, this short subdivision can be provided with vehicular access (including emergency vehicles) and access to install/maintain utilities. Adequate provisions for drainage control, water supply (Water Availability Certificate #20060331 was issued on February 24, 2006) and sanitary sewage disposal have been provided for each lot and service is assured, subject to standard conditions governing utility extensions. The proposal site is not located in a mapped environmentally critical area nor were any environmentally critical areas observed on site; therefore SMC 25.09.240 is not applicable. No trees will be removed unnecessarily as a result of the proposed configuration of property lines, thus the short plat has been designed to maximize the retention of trees. The public use and interest are served by the proposal since all applicable criteria are met and the proposal creates the potential for additional housing opportunities in the City.

DECISION - SHORT SUBDIVISION

The proposed Short Subdivision is **CONDITIONALLY GRANTED**.

CONDITIONS - SHORT SUBDIVISION

Conditions of Approval Prior to Recording

The owner(s) and/or responsible party(s) shall:

1. Comply with all applicable standard recording requirements and instructions.

Revise the short plat to show the following:

2. Identify the botanical name of all trees over 6" on the site.
3. Indicate the wood shed will be removed.

Prior to Issuance of any Building Permit

4. The owner(s) and/or responsible party(s) shall attach a copy of the recorded short subdivision to all permit application plans for any application for a permit to construct, demolish, or change use.
5. The building permit application for construction on proposed Lot "B" must include a drainage control plan. If the proposed drainage control is infiltration, then the submittal must include soil infiltration rates and the infiltration system designed accordingly.
6. The building permit application for construction on proposed Lot "B" shall meet 2003 SFC Sect. 503.1.1 Buildings and facilities, "Approved, unobstructed fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility."

Non-Appealable Zoning Requirement

Prior to recording, the owner(s) and/or responsible party(s) shall meet all zoning requirements as determined by the zoning reviewer, and revise legals as requested by DPD's addressing reviewer.

Signature: (signature on file)
Mark Taylor, Land Use Planner
Department of Planning and Development

Date: June 29, 2006